

Tract Split of Parcel #18-09670-000 12414 W. Highway 72 Hiwasee, Arkansas

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2016/101
Term/Cashier: CASH5/Jimmy Benne
02/09/2016 10:41:21AM
Tran: 365602
Total Fees: \$20.00

Book 2016 Page 101
Recorded in the Above
PLAT Book & Page
02/09/2016

County Recording Information

NOTES:

- Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor.
- This plat represents a Tract Split of the parcel recorded in Deed Records, Book V, Page 152 in the public records of Benton County, Arkansas.
- The contractor must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
- Basis of Bearings: NAD83, State Plane Coordinate System, AR North Zone.
- This survey is valid only if the drawing includes the seal and signature of the surveyor.
- This survey meets current "Arkansas Standards of Practice for Property Boundary Surveys and Plats."
- This survey is based on an Easement & Survey Search Order #15-31970-007 supplied by Elite Title Company, Inc., and dated November 23, 2015.
- This property is located in Benton County. There is no zoning in the County.
- No attempt was made to show building setback lines graphically on the survey. The assignment, vacation, or orientation of setbacks that impact the usage rights of the property are determined by the local governing jurisdictional agency. Setback dimensions will be based on the orientation of the building(s) to be constructed as approved.
- By scaled map location and graphical plotting only. This property is located in Zone "X" which are areas of 0.2% chance flood and not located within any presently established 100-year floodplain as determined by the National Flood Insurance Program, Flood Insurance Rate Map for Benton County, Arkansas.
Map Number: 05007C0070J
Effective Date: September 28, 2007
- Subsurface and environmental conditions were not examined nor considered a part of this survey.
- Approval of the plat does not carry any assurances that the tract or tracts will qualify for a septic system permit from the Arkansas Health Department.
- Approval of this plan does not in any way indicate that any of the lots on this plan are buildable according to the Planning Regulations of Benton County, Arkansas, nor an endorsement by the Planning Board of said buildability of said lots.

Parent Tract Description

Tract 1 according to Plat Book V, Page 152 of the public records of Benton County, Arkansas and being part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) and part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 17, Township 20 North, Range 31 West, Benton County, Arkansas, being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" rebar (LS#529) at the Southwest corner of said Section 17 according to Plat Book 2004, Page 607;
THENCE North 02° 44' 56" East a distance of 173.91 feet;
THENCE North 19° 56' 49" West a distance of 225.17 feet;
THENCE North 28° 49' 04" West a distance of 194.60 feet;
THENCE North 39° 55' 54" West a distance of 63.70 feet;
THENCE South 87° 30' 47" East crossing a found 5/8" rebar (LS #529) according to Plat Book 2004, Page 607 at a distance of 61.20 feet on the East Right-of-Way of Arkansas Highway 72 according to AHTD Job #R90026 and crossing a set 5/8" rebar with cap (LS #1789) at a distance of 461.20 feet and continuing for a total distance of 1078.83 feet to a found 1/2" open top pipe according to Plat Book V, Page 152;
THENCE South 02° 48' 14" West a distance of 610.29 feet to a found 5/8" rebar (LS #1181) according to Plat Book 2015, Page 169;
THENCE North 87° 29' 59" West crossing a set 5/8" rebar with cap (LS #1789) at a distance of 530.84 and crossing a found 1/2" open pipe at a distance of 746.70 feet on the aforementioned East Right-of-Way, and continuing for a total distance of 832.75 feet to the POINT OF BEGINNING and containing 553,685 square feet or 12.70 acres, more or less.

Tract 1 Description

A portion of Tract 1 according to Plat Book V, Page 152 of the public records of Benton County, Arkansas and being part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) and part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 17, Township 20 North, Range 31 West, Benton County, Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" rebar (LS#529) at the Southwest corner of said Section 17 according to Plat Book 2004, Page 607;
THENCE North 02° 44' 56" East a distance of 173.91 feet;
THENCE North 19° 56' 49" West a distance of 225.17 feet;
THENCE North 28° 49' 04" West a distance of 194.60 feet;
THENCE North 39° 55' 54" West a distance of 63.70 feet;

THENCE South 87° 30' 47" East to a found 5/8" rebar (LS #529) according to Plat Book 2004, Page 607 at a distance of 61.20 feet on the East Right-of-Way of Arkansas Highway 72 according to AHTD Job #R90026 at the POINT OF BEGINNING;

THENCE South 87° 30' 47" East a distance of 400.00 feet to a set 5/8" rebar with cap (LS #1789);
THENCE South 02° 29' 13" West a distance of 240.00 feet to a set 5/8" rebar with cap (LS #1789);
THENCE North 87° 30' 47" West a distance of 249.00 feet to a set 5/8" rebar with cap (LS #1789) on the aforementioned East Right-of-Way;

THENCE along said East Right-of-Way the following three (3) courses:

- North 11° 23' 52" West a distance of 14.01 feet to a 1 1/2" AHTD Right-of-Way aluminum cap;
- North 35° 08' 14" West a distance of 52.95 feet to a 1 1/2" AHTD Right-of-Way aluminum cap;
- along a non-tangent curve to the left, with a length of 217.73 feet, having a radius of 1512.80 feet, through a central angle of 08° 14' 47", and having a chord which bears North 29° 31' 26" West, a distance of 217.55 feet to a non-tangent line to the POINT OF BEGINNING and containing 77,252 square feet or 1.77 acres, more or less.

Tract 2 Description

A portion of Tract 1 according to Plat Book V, Page 152 of the public records of Benton County, Arkansas and being part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) and part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 17, Township 20 North, Range 31 West, Benton County, Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" rebar (LS#529) at the Southwest corner of said Section 17 according to Plat Book 2004, Page 607;
THENCE South 87° 29' 59" East a distance of 86.04 feet to a found 1/2" open pipe according to Plat Book V, Page 152 on the East Right-of-Way of Arkansas Highway 72 according to AHTD Job #R90026;
THENCE along said East Right-of-Way the following two (2) courses:

- North 12° 03' 16" West a distance of 101.95 feet to a found 1 1/2" AHTD Right-of-Way aluminum cap;
- along a curve to the left, with a length of 90.00 feet, having a radius of 1508.51 feet, through a central angle of 03° 25' 06", and having a chord which bears North 13° 44' 03" West, a distance of 89.99 feet to a set 5/8" rebar with cap (LS #1789) and the POINT OF BEGINNING;

THENCE continuing along said East Right-of-Way the following two (2) courses:

- along a curve to the left, with a length of 158.55 feet, having a radius of 1508.51 feet, through a central angle of 06° 01' 19", and having a chord which bears North 18° 27' 15" West, a distance of 158.47 feet to a found 1 1/2" AHTD Right-of-Way aluminum cap;
- North 11° 23' 52" West a distance of 38.13 feet to a set 5/8" rebar with cap (LS #1789);

THENCE leaving said East Right-of-Way, South 87° 30' 47" East a distance of 249.00 feet to a set 5/8" rebar with cap (LS #1789);

THENCE North 02° 29' 13" East a distance of 240.00 feet to a set 5/8" rebar with cap (LS #1789);
THENCE South 87° 30' 47" East a distance of 617.61 feet to a found 1/2" open top pipe according to Plat Book V, Page 152;
THENCE South 02° 48' 14" West a distance of 610.29 feet to a found 5/8" rebar (Buescher LS #1181);
THENCE North 87° 29' 59" West a distance of 530.84 feet to a set 5/8" rebar with cap (LS #1789);
THENCE North 02° 30' 01" East a distance of 178.91 feet to a set 5/8" rebar with cap (LS #1789);
THENCE North 86° 10' 31" West a distance of 266.71 feet to the POINT OF BEGINNING of containing 401,367 square feet or 9.21 acres, more or less.

Tract 3 Description

A portion of Tract 1 according to Plat Book V, Page 152 of the public records of Benton County, Arkansas and being part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) and part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 17, Township 20 North, Range 31 West, Benton County, Arkansas, being more particularly described by metes and bounds as follows:

COMMENCING at a found 5/8" rebar (LS#529) at the Southwest corner of said Section 17 according to Plat Book 2004, Page 607;
THENCE South 87° 29' 59" East a distance of 86.04 feet to a found 1/2" open pipe according to Plat Book V, Page 152 on the East Right-of-Way of Arkansas Highway 72 according to AHTD Job #R90026 and the POINT OF BEGINNING;

THENCE along said East Right-of-Way the following two (2) courses:

- North 12° 03' 16" West a distance of 101.95 feet to a found 1 1/2" AHTD Right-of-Way aluminum cap;
- along a curve to the left, with a length of 90.00 feet, having a radius of 1508.51 feet, through a central angle of 03° 25' 06", and having a chord which bears North 13° 44' 03" West, a distance of 89.99 feet to a set 5/8" rebar with cap (LS #1789);

THENCE leaving said East Right-of-Way, South 86° 10' 31" East a distance of 266.71 feet to a set 5/8" rebar with cap (LS #1789);

THENCE South 02° 30' 01" West a distance of 178.91 feet to a set 5/8" rebar with cap (LS #1789);
THENCE North 87° 29' 59" West a distance of 215.86 feet to the POINT OF BEGINNING and containing 43,653 square feet or 1.00 acres, more or less.

PLANNING BOARD APPROVAL:

The Planning Board, based on an approval granted to the applicant on 02/02/2016 hereby endorses this plan as meeting all the requirements of a Tract Split.

Planning Director
M. Meigs

Date: 02/08/2016

CERTIFICATE OF OWNERSHIP & DEDICATION:

I hereby certify that I am the owner of the property described hereon and I do hereby dedicate all street, access, utility, & drainage easements to public or private use as indicated.

Date: 1/25/16

Owner:

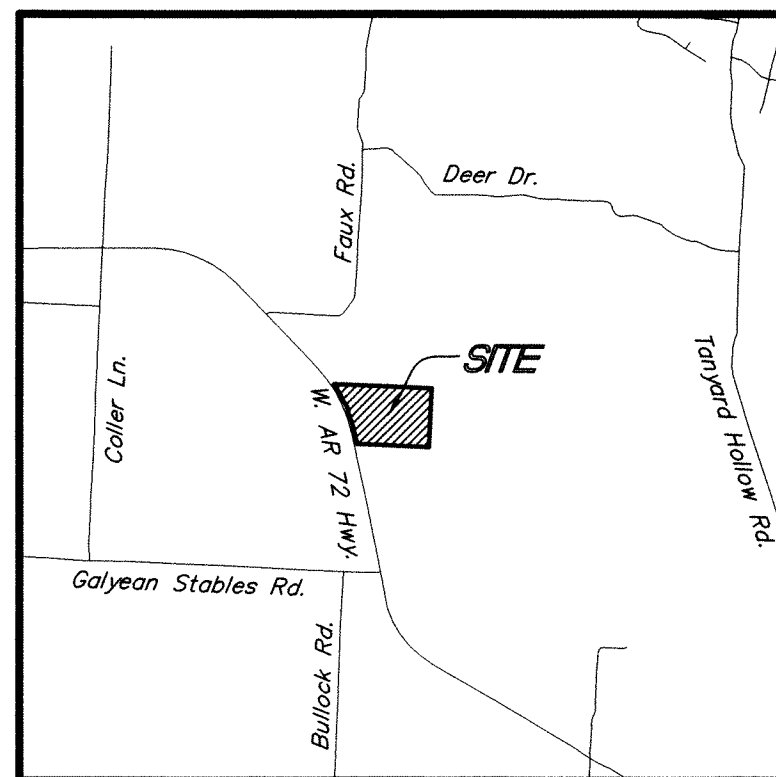
Surveyor's Certificate:

I, Kevin M. Hall, hereby certify that the above survey correctly represents a survey completed by me, or under my supervision, on November 30, 2015; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments found or placed on the property are correctly described and located.

01/25/2016
Date of Execution

Registered Land Surveyor
No. 1789, Arkansas

State Plat Code: 500-20N-31W-0-17-104-04-1789



Vicinity Map

Not to Scale

Sheet Index

Sheet 1 Cover/Notes

Sheet 2 Tract Split Sheet

Acreeage by Quarters

| |
|----------------------|
| NE1/4, NW1/4 = 1.04 |
| NW1/4, NE1/4 = 11.66 |
| Total = 12.70 |

Owners:

Kramer & Company Mechanical
12414 W. Highway 72
Hiwasee, AR



ENGINEERS PLANNERS SURVEYORS

3108 SW Regency Parkway, Suite 2PH: (479)273-9472
Bentonville, AR 72712 FAX: (479)273-0844

Arkansas * California * Georgia * Texas
Pennsylvania * Minnesota



KIMBERLY DAVIS
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP 6/1/20

Kimberly Davis 105/16
Kimberly Davis

Sheet 1 of 2
Rev-0

County Recording Information

